

ARTICLE IV ZONING REGULATIONS

Section 4-1 Application of Regulations

Subsequent to passage of this Ordinance, building, or land shall hereafter be used, constructed, altered, or enlarged only in conformity with regulations specified herein for the zoning district in which it is located. 3-12-63

Section 4-2 Lots of Record

Any lot of record (See Art.IX, Sec. 9-1, Definitions, Lot of Record) in the Town of Amherst prior to the effective date of this section may be occupied by any use permitted in its zoning district, regardless of its size, provided it meets all applicable zoning, setback, building, and water pollution control regulations for the Town of Amherst. Such lots shall provide for access on a publicly or privately maintained road. 3-12-63 (3-9-92) (3-13-82) (3-13-90) (3-11-03)

Section 4-3 Residential/Rural Zone (RR) 3-12-63 (3-11-93)

A. Permitted Uses

1. One-family dwelling and accessory buildings.
2. Planned Residential Development (See Article IX Definitions)
3. Farm, Agricultural or Nursery Use
4. Roadside stand for the sale of farm produce or nursery products
3-11-93
5. Home Occupation 3-11-93
6. Open Space Plan (See Article IX Definitions)
7. Affordable Housing (see Article VIII, Section 8-5) Eliminated
3-14-95
8. Non-commercial sports and recreation uses, subject to obtaining Planning Board site approval, which shall provide at minimum for applicable:
 - a) setbacks,
 - b) buffers,
 - c) sanitary facilities,
 - d) parking,
 - e) mitigation of traffic impact, and
 - f) adequate provision of emergency services,and subject to determination by the Planning Board of the following:
 - g) Such use shall not be the primary use of the lot;
 - h) Such use shall be non-commercial in nature;
 - i.) Deleted (3.6.04);

- j) Deleted (3.6.04);
- k) Such use shall be compatible with existing neighborhood uses;
- l) Such use complies with the spirit and letter of Section 3-1, Nuisance Provision; and
- m) No permanent buildings shall be permitted as part of such use, except for sheds to the extent necessary for storage of equipment for such

use.

Uses involving motor-driven objects producing 60 or more decibels of sound at a range of ten feet as part of the sport or recreation are prohibited. Night lighting primarily for uses permitted under this section may be allowed by the Planning Board when more than 500 feet from any abutting lot line, but not between 9:00 p.m. and 7:30 a.m. 3-14-95

9. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/ safety ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA: 170-E:1, 170-E:2, 204-C:72, 161-G:4 and all other applicable State Laws.

In addition to the permitted uses referred to above, the Board of Adjustment may permit certain uses to be carried on in the Residential/Rural Zone by way of Special Exception, which uses are enumerated in Section 5-4 of the Zoning Ordinance and subject to the conditions and limitations therein imposed.

B. Area and Frontage Requirements

1. The minimum lot area shall be two (2) acres. The minimum area shall contain no wetland as defined in Art. IV, Sec. 4-11, no flood plain as defined in Art. IV, Sec. 4-10), and no slopes greater than 20 %. (3-5-74) 3-14-89 (3.6.04)

2. Each new lot shall have a minimum frontage of two hundred (200) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-4-75) 3-10-87

C. Yard Requirements

1. Each structure shall be set back at least fifty (50) feet from the front lot line, or at such distance as shall conform to the line of existing buildings on that lot. (3-12-63) 3-9-82, 3-12-02

2. Except in the Historic District, each structure shall be set back at least twentyfive (25) feet from the side and rear property lines. In the case of corner property, this distance shall be increased to fifty (50) feet on that side bordering a street, lane, or public way. (3-12-63)
(3.8.05)

3. Any accessory buildings shall be set back at least twenty (20) feet from side and rear lot lines and at least fifty (50) feet from the front lot line and not exceed

twenty-two (22) feet in height. The height requirement may be waived for farm structures. (3-12-63) 3-10-87 (3.8.05)

4. In the Historic District, a new structure shall be at least twenty (20) feet from the side and rear property lines or no closer than twentyfive (25) feet from the principal structure on any abutting lot, whichever is greater. (3.8.05)

5. No new principal structure shall be constructed to a height greater than thirty-five (35) feet exclusive of chimneys or cupolas, measured from the lowest average adjacent exterior elevation. No new structure, or addition to an existing structure that increases the total area of the structure, shall have a floor area ratio greater than 15%. The aggregate floor area ratio shall be no greater than 15%. (3.6.04) (3.13.07)

D. Prohibited uses

1. Aircraft landing fields. 3-10-98

Section 4-4 Northern Transitional Zone (NTZ) 3-8-88

General The purpose of establishing the Northern Transitional Zone is as follows:

1. To recognize, establish, and affirm an area of the Town in which lower density development is of itself, desirable.
2. To recognize the unique scenic and natural character of a portion of Town which forms a natural entry to the Northern Rural Zone.
3. To ensure that future development in this area of Town be of a type that is compatible with the area's scenic and natural character.
4. That the Northern Transitional Zone shall be bounded by Horace Greeley Road on the North, NH Route 101 on the South, and Amherst Town line on the East. The Westerly boundary is the intersection of Horace Greeley Road and NH Route 101.

A. Permitted Uses

1. One-family dwelling and accessory buildings. 3-8-88
2. Farm, agricultural, or nursery use. 3-3-88
3. Roadside stand for the sale of farm products or nursery products. 4.
- Home occupation. 3-8-88
5. Planned Residential Development - PRD - In order to achieve the purpose of this section, Planned Residential Development shall be encouraged as the principle method of future development of this zone. 3-8-88

6. Open Space Plan (See Article IX Definitions) 3-14-89
7. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than 500 feet from any residential use but not after 9:00 p.m. 3-12-91
8. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety Ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA 170-E:1, 170-E:2, 204-C:72, 161-G:4 and all other applicable State Laws. (3-12-91) 3-10-92
9. Other development-all development in this zone other than Planned Residential Development shall adhere to the following:

B. Area and Frontage Requirements

1. The minimum lot area for any permitted use shall be 3.5 acres. The minimum area shall contain no wetland as defined in Art. IV, Sec. 4-11, no flood plain as defined in Art. IV, Sec. 4-10), and no slopes greater than 20 %. (3.6.04)
2. Each lot shall have a minimum frontage of three hundred (300) feet on the principle route of access to the lot.
3. If frontage is provided by a Class A or Class B reduced frontage, thirty-five (35) feet of frontage on a publicly maintained road shall be sufficient for the lot or lots.

C. Yard Requirements

1. Each structure shall be set back at least fifty (50) feet from the front lot line, or at such a distance as shall conform to the line of existing buildings on that lot.
2. Each structure shall be set back at least forty (40) feet from the side and rear lot lines. In the case of corner property, this distance shall be increased to fifty (50) feet on that side bordering a street, lane, or public way. (3.8.05)
3. Any accessory structure shall be set back at least thirty (30) feet from the side and rear lot lines and at least fifty (50) feet from the front lot line and shall not exceed twenty-two feet in height. This requirement may be waived for farm structures. 3-8-88
4. No new principal structure shall be constructed to a height greater than thirty-five (35) feet exclusive of chimneys or cupolas, measured from the lowest average adjacent exterior elevation. No new structure shall have a floor area ratio greater than 15%. (3.6.04)

D. Prohibited Uses

1. Aircraft landing fields. (3-10-98)

Section 4-5 Northern Rural Zone (NR) 3-2-76

General: The purpose of establishing the Northern Rural Zone is the following:

1. To recognize, establish, and affirm an area of the Town in which lower density development is of itself, desirable. (3-11-86)
2. To recognize the unique rural, scenic, and natural character of a portion of Town which has remained essentially undeveloped and unchanged during the time that the remainder of the Town has experienced considerable physical development and change. 3-2-76
3. To identify a portion of Town that contains extensive areas of poor soils, steep slopes, and limited accessibility which limits the type of development which is compatible with these limitations as well as the areas in which development can suitably take place. 3-2-76
4. To ensure that future development in this area of Town be of a type that is compatible with the area's extensive physical limitations as well as its unique rural, scenic, and natural character. 3-2-76

A. Permitted Uses

1. One-family dwelling and accessory buildings. 3-2-76
2. Farm, agricultural, or nursery use. 3-2-76
3. Roadside Stand for the sale of farm produce or nursery products. 3-2-76
4. Home Occupation. 11-2-82
5. Planned Residential Development - PRD. In order to achieve the purpose of this section, Planned Residential Development shall be encouraged as the principle method of future development of this zone. (See article IX, Definitions) (11-2-82)
6. Open Space Plan (see Article IX, definitions) 3-14-89
7. Affordable Housing (see Article VIII, Section 8-5) 3-14-89 Eliminated (3-14-95)
8. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than 500 feet from any residential use but not after 9:00 p.m. 3-12-91
9. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of

New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA: 170-E:1, 170-E:2, 204-C:72, 161-G:4 and all other applicable State Laws. (3-12-91) 3-10-92

In addition to the permitted uses referred to, the Board of Adjustment may permit certain uses to be carried on in the Northern Rural Zone by way of Special Exception which uses are enumerated in Article V, Section 5-7 of the Zoning Ordinance and subject to the conditions and limitations therein imposed. 3-2-76

B. Area and Frontage Requirements

1. The lot area shall be five (5) acres. The minimum area shall contain no wetland as defined in Art. IV, Sec. 4-11, no flood plain as defined in Art. IV, Sec. 4-10), and no slopes greater than 20 %. 3-14-89 (3.6.04)

2. Each new lot shall have minimum frontage of three hundred (300) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-9-82) 3-10-87

C. Yard Requirements

1. Each structure shall be set back at least fifty (50) feet from the front lot line, or at such distance as shall conform to the line of existing buildings on that lot. (3-11-80) 3-9-82

2. Each structure shall be set back at least forty (40) feet from the side and rear lot lines. In the case of corner property, this distance shall be increased to fifty (50) feet on that side bordering a street, lane or public way. (3.8.05)

3. Any accessory structure shall be set back at least thirty (30) feet from side and rear lot lines and at least fifty (50) feet from the front lot line and shall not exceed twenty-two (22) feet in height. This height requirement may be waived for farm structures. (3-11-80/3-9-82/3-12-85) 3-10-87

4. No new principal structure shall be constructed to a height greater than thirty-five (35) feet exclusive of chimneys or cupolas, measured from the lowest average adjacent exterior elevation. No new structure shall have a floor area ratio greater than 15%. (3.6.04)

D. Prohibited Uses

1. Aircraft landing fields. (3-10-98)

Section 4-6 General Office Zone (GO) 3-12-85

A. Permitted Uses

1. Professional offices 3-12-85
1. General offices of individuals or groups for the handling of administrative functions such as but not specifically limited to: executive offices, business offices handling sales or services off the premises, including salesmen, agents or representatives of manufacturing, distributing, insurance and wholesale companies. 3-12-85. Specifically excluded is the retail sale of any product from the premises. 3-12-85
3. Mixed use development, limited to office and residential uses. (See Article IX Definitions) (3-14-89) 3-13-90
4. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than 500 feet from any residential use but not after 9:00 p.m. 3-12-91
5. Outside storage of materials and/or equipment, other than vehicles, shall be prohibited.

B. Area and Frontage Requirements

1. The minimum lot area shall be (1) acre except for a residential use which shall be two (2) acres. 3-12-85
2. Each lot shall have a minimum frontage of two hundred (200) feet on the principle route of access to the lot. 3-12-85

C. Yard and Building Requirements 3-12-91

1. Each new structure shall be set back either fifty (50) or one hundred (100) feet from the edge of the public road right-of-way.

The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs.

The hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be setback a minimum of fifty (50) feet from the edge of the highway right-of-way.

Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line.

On corner lots, parking areas shall be screened from the highway with fences, landscaping and natural vegetation.

2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines.
3. Any lot bordering a residential zone or an existing residential use shall have a landscape buffer between any buildings and such residential zone or use.
4. No structure shall be constructed to a height greater than thirty-five feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation.
5. The floor area ratio shall be a maximum of twenty percent (20%).
6. A minimum of thirty percent (30%) of the area of any lot shall remain landscaped open space and not be utilized for construction (including parking).
7. There shall be no more than one access to any lot wherever desirable for traffic safety and consideration shall be given to combining access points where two or more lots are being concurrently developed.
8. All storage and/or equipment parking areas shall be fenced, screened, or otherwise protected from view. 3-12-91

D. Architectural Design

1. As a condition of final approval, the applicant must obtain the Planning Board's approval of the exterior architectural design to ensure that it is in harmony with the neighborhood and the surrounding environment. 3-12-85

E. Prohibited Uses

1. Aircraft landing fields. (3-10-98)

Section 4-7 Commercial Zone (C)

General Purpose To provide commercial areas to serve major commercial and business needs of the general public. 3-14-78

A. Permitted Uses

Uses which include, but are not limited to the following: 3-13-90

1. Retail establishments 3-12-63
2. Hotel and motels. (3-12-63) 3-14-78
3. Public utility building, structure or facility. 3-14-78
4. Home Occupation. 11-2-82
5. Planned Residential Development (See Article IX Definitions) 1-2-82
6. Mixed Use Development. 3-14-89 (See Article IX Definitions)
7. Affordable Housing (See Article VIII Section 8-5) 3-14-89 Eliminated 3-14-95
8. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than 500 feet from any residential use but not after 9:00 p.m. 3-12-91
9. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA 170-E:1, 170-E:2, 204-C:72, 161-G:4 and all other applicable State Laws. (3-12-91) 3-10-92

In addition to the permitted uses referred to above, the Board of Adjustment may permit certain uses to be carried on in the Commercial Zone by way of Special Exception, which uses are enumerated in Section 5-6 of Zoning Ordinance and subject to the conditions and limitations therein imposed. (3-12-63) 3-9-82

B. Area and Frontage Requirements

1. The Minimum lot area shall be one (1) acre. 3-14-89 (3-11-97)
2. Each new lot shall have a minimum frontage of two hundred (200) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-14-78/3-9-82)

C. Yard and Building Requirements

- 1.a) Each new structure shall be set back either fifty (50) or one-hundred feet from the public road right-of-way of New Hampshire Route 101A. (3-14-89) 3-10-92

- (1) The fifty (50) foot option requires that a natural vegetation of landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs. (3-14-89) 3-10-92
- (2) The one-hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way. 3-14-89
- (3) Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line. 3-14-89
 - 1.b) Each new structure shall be set back fifty (50) feet from the edge of the public road right-of-way on all roads within the Commercial Zone. 3-10-92
 2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines. 3-14-89
 3. Any lot bordering a residential zone or an existing residential use shall have a landscaped buffer between any buildings and such residential zone or use.(3-4-75)
 4. No structure shall be constructed to a height greater thirty-five (35) feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation. 3-11-86
 5. The floor area ratio shall be a maximum of twenty-five (25%) percent. (3-12-85) 3-10-87
 6. A minimum of thirty (30%) percent of the area of any lot shall remain landscaped open space and not be utilized for construction (including parking). 3-4-75
 7. There shall be no more than one access to any lot wherever desirable for traffic safety and consideration shall be given to combining access points where two or more lots are being currently developed. 3-4-75
 8. All storage and/or equipment parking areas shall be fenced, screened, landscaped, or otherwise protected from view. 3-14-78

D. Prohibited Uses

2. Aircraft landing fields (3-10-98)

Section 4-8 Limited Commercial Zone (LC) 3-2-76

General Purpose: To provide commercial area to serve limited commercial and business needs of the general public.

A. Permitted Uses

1. Retail, personal service and business establishment of a type consistent with the purpose of this zone to serve limited commercial needs of various neighborhoods in Town. The foregoing shall include, but not necessarily be limited to:
 - a. retail grocery, meat, produce, drugs, stationery, hardware, baked goods 3-2-76
 - b. barber and beauty shops 3-2-76
 - c. shops for the collection and distribution of clothing materials for dying and cleaning establishments 3-2-76
 - d. banks 3-2-76
 - e. coffee or sandwich shop (except for drive-in or fast service types). 3-2-76
2. Business and/or professional offices for individual or group practice, including doctors and dentists (including medical or dental clinics), lawyers counseling services, engineers, architects, planners, insurance and accountants. 3-2-76
3. Veterinary clinic. 3-2-76
4. Gasoline service station which may have a garage for repair to automobiles only but not to include body or fender repair, paint spraying, or used car sales lots. (3-2-76) 3-12-91
5. Interior storage. (3-2-76) 3-8-88
6. Interior recreational establishments. 3-2-76
7. Home occupation. 11-2-82
8. Planned Residential Development (See Article IX Definitions) 11-2-82
9. Mixed Use Development (See Article IX Definitions) 3-14-89
10. Affordable Housing (See Article VIII Section 8-5) 3-14-89 (eliminated 3-14-95)

11. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than 500 feet from any residential use but not after 9:00 p.m. 3-12-91

12. All family day care home facilities are subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the Town of Amherst. Family day care facilities are regulated by RSA: 170-E:1, 170-E:2, 204-C:72, 161-G:4 and all other applicable State Laws.

(3-12-91) 3-10-92

In addition to the permitted uses referred to above, the Board of Adjustment may permit certain uses to be carried on in the limited Commercial Zone by way of Special Exception which uses are enumerated in Section 5-9 of the Zoning Ordinance and subject to the conditions and limitations therein imposed. 3-11-86

B. Area and Frontage Requirements

1. The minimum lot area shall be one (1) acre. (3-2-76) (3-14-89) (3-11-97)

2. Each new lot shall have a minimum frontage of two hundred (200) feet on a publicly maintained road, unless frontage has been approved and recorded as reduced frontage lot/s, in which event thirty-five (35) feet shall be sufficient. (3-14-78/3-9-82) 3-10-87

C. Yard and Building Requirements

1. Each new structure shall be set back either fifty (50) or one-hundred (100) feet from the edge of the public road right-of way.

The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs.

The one-hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way.

Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line.

On corner lots, parking areas shall be screened from the highway with fences, landscaping and natural vegetation. 3-14-89

2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines. 3-14-89

3. Any lot bordering a residential zone or an existing residential use shall have a landscape buffer between any buildings and residential zone or use. 3-2-76

4. No structure shall be constructed to a height greater than thirty-five (35) feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation. (3-2-76/3-12-85) 3-11-86

5. The floor area ratio shall be a maximum of twenty (20%) percent. (3-2-76/3-12-85) 3-10-87

6. A minimum of thirty (30%) percent of the area of any lot shall remain landscaped open space and not be utilized for construction (including parking). 3-4-75 (3-13-31) 3-2-76

7. There shall be no more than one access to any lot wherever desirable for traffic safety and consideration shall be given to combining access points where two or more lots are being concurrently developed. 3-2-76

8. All storage and/or equipment parking areas shall be fenced, screened, or otherwise protected from view.

D. Prohibited Uses

1. Aircraft landing fields. (3-10-98)

Section 4-9 Industrial Zone

A. Permitted Uses

1. Light Manufacturing 3-12-63
2. Assembly of previously prepared materials 3-12-63
3. Metal working 3-12-63
4. Equipment sales and service 3-12-63
5. Creamery, bakery and soft drink bottling plants 3-12-63
6. Distribution plants, service industries and parcel delivery 3-12-63
7. Laboratories 3-12-63
8. Corporate and business offices compatible with other permitted uses in the zone and/or professional offices for individual or group practice, including doctors and dentists (including medical and dental clinics), counseling services, engineers, architects, planners, insurance and accountants. (3-14-78) 3-10-87
9. Wholesale business and storage 3-14-78
10. Storage yards (but not junk yards) 3-14-78
11. Banks 3-10-87

12. Coffee or sandwich shops (except for fast service types) 3-10-87
13. Veterinary clinic 3-10-87
14. Interior recreational establishments 3-10-87
15. Home occupation 11-1-82
16. Public utility buildings, structures or facility (3-14-78) 3-10-87
17. Affordable Housing(See Article VIII, Section 8-5)3-14-89 Eliminated
3/14/95
18. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval which may provide at minimum for setbacks, buffers, sanitary facilities, parking and traffic impact. Uses involving motorized recreation vehicles are prohibited. Night lighting may be allowed by the Planning Board when more than 500 feet from any residential use but not after 9:00 p.m.
3-12-91
19. Retail Establishments - change of use permit from the Planning Board required for existing buildings. (adopted 3-11-97)

B. No Land, building or structure shall be used for any of the purposes enumerated below:

- a. Manufacture or storage of explosives in bulk quantities greater than twenty-five (25) pounds. 3-12-63
- b. Fertilizer manufacture 3-12-63
- c. Glue manufacture 3-12-63
- d. Petroleum refining 3-12-63
- e. Smelting of metallic ores 3-12-63
- f. Preparation of cement, gypsum, lime or plaster of paris 3-12-63
- g. Manufacture of acids 3-12-63
- h. Fat rendering in preparation of grease or tallow 3-12-63
- i. Animal reduction or garbage dumping except sewage disposal or incineration done by the Town of Amherst. 3-12-63

C. Area and Frontage Requirements

1. The minimum lot area shall be one (1) acre. (3-14-78/3-13-84) 3-14-89
2. Each lot shall have a minimum frontage of two hundred (200) feet on the principle route of access. (3-14-78) 3-13-84

D. Yard and Building Requirements

1. Each new structure shall be set back either fifty (50) or one-hundred (100) feet from the edge of the public road right-of-way. 3-14-89
The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, excepting driveways and permitted signs. 3-14-89

The one-hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be set back a minimum of fifty (50) feet from the edge of the highway right-of-way. 3-14-89

Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback line. 3-14-89

On corner lots, parking areas shall be screened from the highway with fences, landscaping and natural vegetation. 3-14-89

2. Each new structure or addition to a structure shall be set back thirty (30) feet from side and rear lot lines. 3-14-89

3. Any lot bordering a residential zone or an existing residential use shall have a landscaped buffer between any building and such residential zone or use. 3-4-75

4. No structure shall be constructed to a height greater than thirty-five (35) feet, exclusive of chimneys or cupolas, measured from the lowest adjacent exterior elevation, excepting Industrial structures south of the Boston & Maine Railroad which shall not exceed fifty (50') feet for inhabited and eighty (80') feet for uninhabited structures. (3-4-75/ 3-11-86) 3-12-91

5. The floor area ratio shall be a maximum of forty (40%) percent. (3-4-75) 3-10-87

6. A minimum of thirty (30%) percent of the area of any lot shall remain open space and not be utilized for construction including parking. 3-4-75 (3-13-01)

7. There shall be no outside storage of materials or equipment between the front of any buildings and the street. All storage and/or equipment parking areas shall be fenced, screened, landscaped or otherwise protected from view. 3-4-75

E. Access

to any lot with frontage on Route 101A shall be by such other streets as are available and not by Route 101A unless no other access is available. 3-14-78

Section 4-10 Flood Plain Conservation District 3-10-70 (3-11-97)

General: In the interest of public health, convenience, safety and welfare, the regulations of this district are intended to guide the use of areas of flood plain subject to flood water, and to encourage the retention of open land so as to constitute an harmonious and appropriate physical development of the Town, as developed from the Master Plan. The specific intent of this district is:

1. To prevent the development of buildings and uses in areas that are unsatisfactory and hazardous due to the threat of flooding.